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MEMORANDUM

November 5, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-2032
Redberry Council K of C
2 Frost Avenue, Dorchester

Petitioner seeks a conditional use permit and three variances to legalize the occupancy and erect a one story addition to a club building in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A private club is conditional in an R-.5 district.		
Section 18-4. Front yard is insufficient	25 feet	17 feet
Section 19-1. Side yard is insufficient	10 feet	8 feet
Section 23-2. Off Street parking is insufficient	26 spaces	9 spaces

The property, located on Frost Avenue at the intersection of Boutwell Street, contains a 2½ story frame structure. The proposed one story 65 ft x 55 ft addition, which would be utilized as a function hall is excessive and undesirable in this predominantly residential area. The staff recommends a reduction in size to at least one half the proposed addition. Sufficient off street parking could then be provided. Recommend denial.

VOTED: That in connection with Petition No. Z-2032, brought by Redberry Council Knights of Columbus, 2 Frost Avenue, Dorchester, for a conditional use permit and three variances to legalize the occupancy and erect a one story addition to a club building in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial as submitted. The proposed function hall addition is too excessive and undesirable in this predominantly residential neighborhood. The Authority recommends a reduction in size to at least one half the proposed addition. Sufficient off street parking could then be provided.



Z-2032
FROST AVE.
(DOR.)

ST. ANNE
SCHOOL

4000
(146,699 EXEMPT)

8082

5940

24,907

5272

4739

3507

4156

4061

2847

4022

3498

3758

10,342

18,245

7985

SOUTH

220

222

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224

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Board of Appeal Referrals 11/5/70

Petition No. Z-2038
Century Building Trust
649-657 Washington & 2-20
Boylston Streets, Boston

Petitioner seeks a conditional use permit for a change of occupancy from stores and offices to classrooms, retail stores, offices and restaurant in a general business (B-10) district. The proposal would violate the code as follows:

Section 8-7. A university is a conditional use in a B-10 district.

The property, located on Washington Street at the Intersection of Boylston Street in the Park Plaza project area, contains a six story office and commercial structure. The University of Massachusetts proposes to renovate the third floor of the structure for classroom purposes. The area is heavily congested with pedestrian and vehicular traffic all hours of the day and evening. Additional student traffic generated by the proposed conversion would only intensify this acute condition. The University of Massachusetts should submit development plans to assist the Authority in its Educational Institution study. The purpose of this study is to determine the scope of future educational institution development and attendant problems. Recommend denial.

VOTED: That in connection with Petition No. Z-2038, brought by Century Building Trust, 649-657 Washington Street & 2-20 Boylston Street, in the Park Plaza Project area, for a conditional use permit for a change of occupancy from stores and offices to classrooms, retail stores, offices and restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends denial. Additional student traffic generated by the proposed conversion would only intensify the congested pedestrian and vehicular traffic conditions existing in the area. The University of Massachusetts should submit development plans to assist the Authority in its Educational Institution Study. The purpose of this study is to determine the scope of future educational institution development and attendant problems.

(B.P.)

STREET

CINERAMA THEATRE

HERSEY

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X
24.09

KNEELAND

MONT

TREET

WASHINGTON

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Petition No. Z-2039
Earl M. Carriere, Jr.
60 Grew Avenue, Roslindale

Petitioner seeks a forbidden use permit to erect a one story garage and storage building in a single family (S-.5) district. The proposal would violate the code as follows:

Section 8-7. A garage for the storage of contractor's equipment is forbidden in an S-.5 district.

The property, located on Grew Avenue near the intersection of Mary Ann Road, now contains a contractors storage yard. The petitioner proposes to erect a storage garage on this location. The industrial and commercial traffic to this location has prevented residential growth adjacent to this property. Further extension of this non conforming use would have an injurious affect on the residents of this single family neighborhood. The area is also growing as a residential neighborhood and a further extension of this type of use would inhibit this growth. Recommend denial.

VOTED: That in connection with Petition No. Z-2039, brought by Earl M. Carriere, Jr., 60 Grew Avenue, Roslindale, for a forbidden use permit to erect a one story garage building for the storage of contractors' equipment in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. The construction of a storage garage for contracotrs' equipment would inhibit the residential growth of the neighborhood and would have an adverse effect on the residential character of this single family neighborhood.

[illegible]

Petition No. Z-2040
Beineke Corporation
120 Victory Road, Dorchester

petitioner seeks two variances to erect a one story addition to a bakery and restaurant in a single family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-4. Front yard is insufficient	30 feet	0
Section 20-1. Rear yard is insufficient	50 feet	28 feet

The property, located on Victory Road at the intersection of Blanche Street, contains a one story bakery and restaurant. In January 1969, the Authority opposed the demolition of a three family dwelling and the construction of an addition, to the bakery and restaurant. The Board of Appeal granted the variances. The petitioner now proposes another addition to the bakery and restaurant. The proposal is undesirable and represents further commercial encroachment into this residential neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-2040, brought by Beineke Corporation, 120 Victory Road, Dorchester, for two variances to erect a one story addition to a bakery and restaurant in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. The proposed addition would be undesirable and would represent further commercial encroachment on a residential neighborhood.

Petition No. Z-2041
Northeastern University
40 Leon Street, Boston

Petitioner seeks a conditional use permit for a change of occupancy from a laundry and garage to University Activities in an apartment (H-2) district. The proposal would violate the code as follows:

Section 8-7. A university is a conditional use in an H-2 district.

The property, located on Leon Street near the intersection of Greenleaf Street, contains a three story concrete structure. The proposal is inappropriate at this time. Northeastern University has been asked to submit future development and expansion plans to the Authority for its Educational Institutional Study, in order that the Authority can properly determine whether the University's plan is appropriate for the area. The petitioner has supplied little of this information to the Authority. Recommend denial.

VOTED: That in connection with Petition No. Z-2041, brought by Northeastern University, 40 Leon Street, Boston, for a conditional use permit for a change of occupancy from a laundry and garage to University Activities in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. The proposal is inappropriate at this time. The University should submit its future development and expansion plans to the Authority for its Educational Institutional Study in order that the Authority can properly make a planning recommendation.

433,86
HEASTER

Board of Appeal Referrals 11/5/70

Petitions Nos. Z-2044-2045
Paris Paper Box Company
3283-3293 Washington Street
Jamaica Plain

Petitioner seeks a change in a non conforming use for a change of occupancy from the manufacturing and assembly of marine hardware and allied products to manufacturing, assembly and storage of paper products in a residential (R-.8) and a local business (L-.5) district. The proposal would violate the code as follows:

Section 9-2. A change in a non conforming use requires a Board of Appeal hearing.

The property, located on Washington Street between Ophir Street and Ackley Place in the Model Cities area, contains two masonry structures. The character of the neighborhood is presently a commercial-residential nature. The proposed conversion would legalize the existing use of this property and would not detrimentally affect the adjacent properties. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2044-2045, brought by Paris Paper Box Company, 3283-3293 Washington Street, Jamaica Plain, in the Model Cities area, for a change in a non conforming use, and for a change of occupancy from manufacturing and assembly of marine hardware and allied products to manufacturing, assembly and storage of paper products, in a residential (R-.8) and local business (L-.5) district, the Boston Redevelopment Authority recommends approval. The proposed conversion would legalize an existing use and would not detrimentally affect adjacent properties.



Petition No. Z-2049
Benjamin Carlin
714 Commonwealth Avenue, Boston

Petitioner seeks two forbidden use permits and a variance for a change of occupancy from store and apartments to a realty office, restaurant, store and one family dwelling in an apartment (H-4) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A restaurant is a forbidden use in an H-4 District.		
Section 8-7. A real estate office is forbidden in an H-4 District.		
Section 18-1. Front yard is insufficient	15 feet	14 feet

The property is located on Commonwealth Avenue near the intersection of St. Marys Street, contains a three story and basement brick structure. The restaurant and realty office uses are existing. The staff recommends that any signs comply with Section 11-1 of the code (Signs in Residential Districts). Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2049, brought by Benjamin Carlin, 714 Commonwealth Avenue, Boston, for two forbidden use permits and a variance for a change of occupancy from stores and apartments to realty office, restaurant, store and one family dwelling in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval provided that any signs comply with Section 11-1 of the code. The restaurant and realty office uses are existing.

COMMONWEALTH

COMMONWEALTH

BOSTON UNIVERSITY

Z-2049

714 COMMONWEALTH AVE.
(B.P.)

BROOKLINE
BOSTON

STREET

ST. MARYS
ST.

BABBITT

AVENUE

AVENUE

STREET

STREET

CUMMINGTON

CUMMINGTON

BOSTON UNIVERSITY

UNDERGROUND
GARAGE
ENTRANCE

101,978
PARKING
AREA
4455

COMMONWEALTH

STREET

MOUNTFORT

14,251

4450

10,191

3077 N
7492

7481
5549

4456

4457

4535 N
5188

11,695

6480

700

674

684

8635

5204 N

5336

5572

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Petitions Nos. Z-2050-2051
Faulkner Hospital
1145-1153 Centre Street, Jamaica Plain

Petitioner seeks two forbidden use permits, a conditional use permit and four variances to erect an eight story 295 bed hospital and a five story parking garage in a single family (S-.3) district. The proposal would violate the code as follows:

1145 Centre Street (Garage)

Section 16-1. Height of building is excessive.

1153 Centre Street (Hospital)

Section 8-7. A hospital is forbidden in a S-.3 district.

Section 8-7. A hospital providing custodial care for drug addicts, alcoholics or mentally ill persons is forbidden in an S-.3 district.

Section 8-7. Accessory offices are conditional in an S-.3 district.

Section 14-2. Lot area for additional unit is insufficient.

Section 15-1. Floor area ratio is excessive.

Section 16-1. Height of building is excessive.

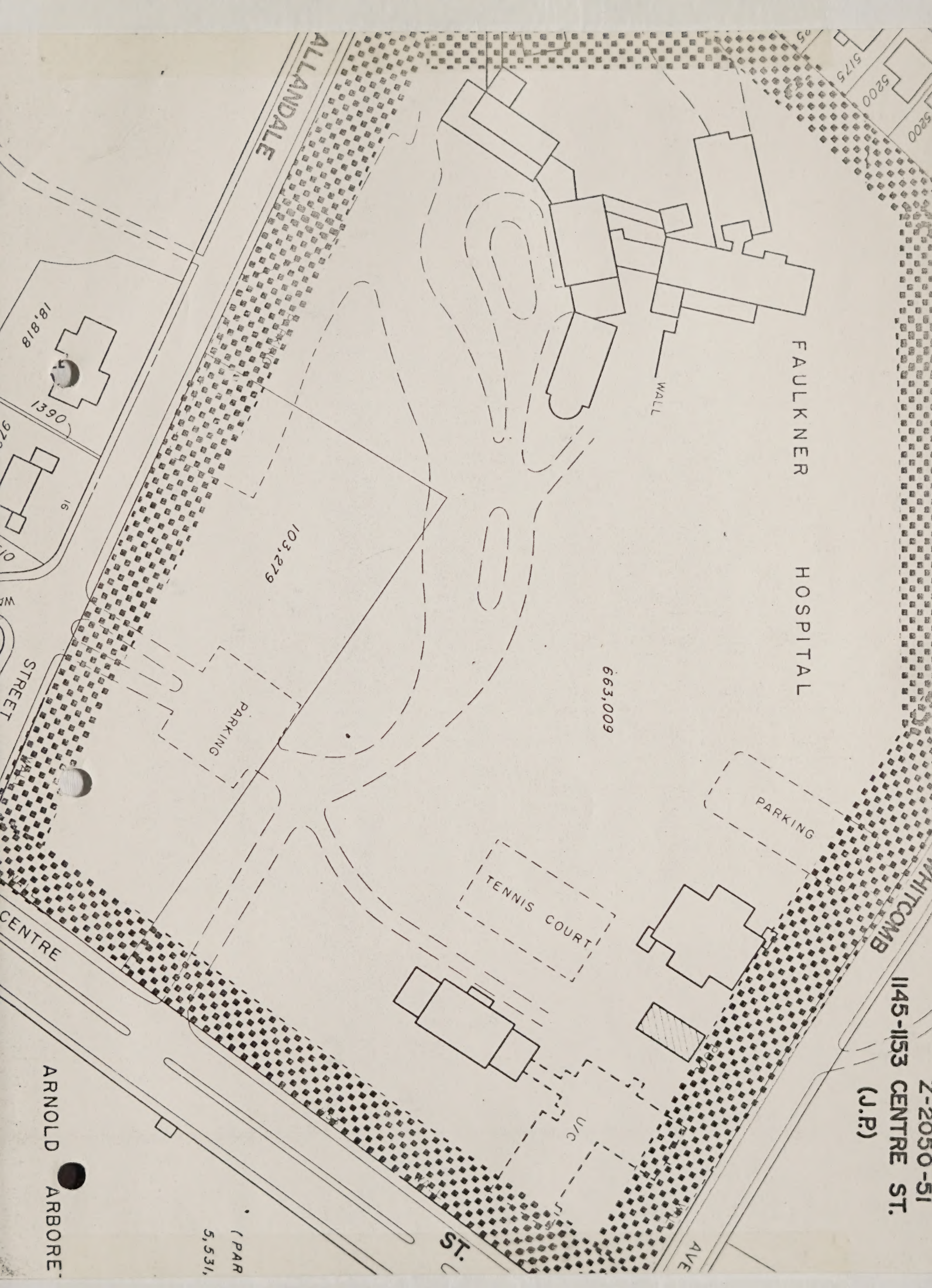
The property, located on Centre Street at the intersection of Allandale Road, contains a hospital complex on approximately 17.2 acres of land. The petitioner proposes to erect an eight story 295 bed hospital and a five story parking garage. The staff recommends approval subject to the following provisos:

1. The visitors' garage entrance and exit should be from a separate curb cut on Allandale Road rather than from the patient emergency curb cut.
2. The patient entrance from Centre Street should be eliminated. This driveway would present a dangerous traffic condition with vehicles on Centre Street and would have a high accident potential.
3. That the southbound lane of Centre Street be widened approximately eleven feet to provide a 100 foot turnout for a bus stop and to provide an additional 100 foot of right turn lane for vehicles entering Allandale Road bound for the hospital.
4. That the northbound lane of Centre Street be widened approximately eleven feet to provide a 100 foot bus stop turnout north of the Centre Street intersection. A "jug handle" left turn lane should be created to handle the left turns from Centre Street to Allandale Road. The "jug handle" turn should have 24 feet of pavement and a minimum radius of 60 feet.

5. That the service access on Whitcomb Avenue should not have any vehicular connection to the garage or patient roadways.
6. That a plan be submitted showing the proposed location of temporary parking on the Allandale Road property prior to the completion of the garage.
7. That the hospital frontages on Centre Street and Allandale Road be suitably landscaped.

VOTED: That in connection with Petitions Nos. Z-2050-2051, brought by Faulkner Hospital, 1145-1153 Centre Street, Jamaica Plain, for two forbidden use permits, a conditional use permit and four variances to erect an eight story hospital structure and a five story parking garage in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following provisos:

1. The visitors' garage entrance and exit should be from a separate curb cut on Allandale Road rather than from the patient emergency curb cut.
2. The patient entrance from Centre Street should be ~~retained~~ as an entrance only.
3. That the southbound lane of Centre Street be widened approximately eleven feet to provide a 100 foot turnout for a bus stop and to provide an additional 100 foot of right turn lane for vehicles entering Allandale Road bound for the hospital.
4. That the northbound lane of Centre Street be widened approximately eleven feet to provide a 100 foot bus stop turnout north of the Centre Street intersection. A "jug handle" left turn lane should be created to handle the left turns from Centre Street to Allandale Road. The "jug handle" turn should have 24 feet of pavement and a minimum radius of 60 feet.
5. That the service access on Whitcomb Avenue should not have any vehicular connection to the garage or patient roadways.
6. That a plan be submitted showing the proposed location of temporary parking on the Allandale Road property prior to the completion of the garage.
7. That the hospital frontages on Centre Street and Allandale Road be suitably landscaped.



FAULKNER HOSPITAL

WALL

663,009

103,279

PARKING

TENNIS COURT

PARKING

(J.P.)

1145-1153 CENTRE ST.

WHITCOMB

Z-2050-51

ARNOLD ARBORE

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STREET

CENTRE

ALLANDALE

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5200

5200

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